

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE SEARCH

This instrument was prepared by

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Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: JOSEPH W. STEPHENS and

(Name) LULLA MAE STEPHENS

(Address) 120 Gable Lane

Montevallo AL 35115

***MINIMUM VALUE: \$5,000.00 ***

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



20021024000524950 Pg 1/1 17.00
Shelby Cnty Judge of Probate, AL
10/24/2002 12:24:00 FILED/CERTIFIED

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

THOMAS LUCAS and wife, JANICE STEPHENS LUCAS, formerly known as Jan S. Payne and Janice Stephens

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOSEPH W. STEPHENS and LULLA MAE STEPHENS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Commence at the southwest corner of the northwest quarter of the northeast quarter of Section 2, Township 22 south, Range 4 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section a distance of 500.00' to a point; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds right and run easterly a distance of 90.00' to a set rebar pin and the point of beginning of the property being described; Thence continue along last described course a distance of 315.00' to a set rebar pin; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds left and run northerly a distance of 385.00' to a set rebar pin; Thence turn a deflection angle of 90 degrees 55 minutes 11 seconds left and run westerly a distance of 315.00' to a set rebar pin; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds left and run southerly a distance of 385.00' to the point of beginning, containing 2.78 acres. Property is subject to any and all agreements, easements, restrictions and/or limitations of probate record and/or applicable law.

According to the survey of Joseph E. Conn, Jr., Alabama Registered Land Surveyor No. #9049, dated January 14, 1998.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23rd day of October, 2002.

Thomas Lucas
THOMAS LUCAS

Janice Stephens Lucas
JANICE STEPHENS LUCAS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas Lucas and Janice Stephens Lucas**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2002.

Mitchell A. Spears
Notary Public
My commission expires: 9/4/06